

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg

DATE: October 21, 2021

SUBJECT: Planning & Zoning Commission special meeting—October 26, 2021

The Planning and Zoning Commission will hold a special meeting on October 26, 2021 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Oct 26, 2021 7:30 PM - 10:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, October 26, 2021

7:30 P.M.

via GoToMeeting

GENERAL MEETING

Deliberations and possible decisions on the following items:

Coastal Site Plan Review #362, Flood Damage Prevention Application #415, Land Filling & Regrading Application #515, 91 FMR, LLC, 91 Five Mile River Road. Proposal to construct a replacement single-family residence and pool with associated stormwater management; and to perform related site development activities within regulated areas.

Coastal Site Plan Review #253-A, Land Filling & Regrading Application #367-A, James & Elizabeth Degnan, 19 Brush Island Road. Proposal to construct a 16' x 32' swimming pool to the east of the existing residence and expand an existing patio by 350 square feet to surround the new pool; and to perform related site development activities within a regulated area.

Deliberations ONLY on the following:

Subdivision Application #424-C, Coastal Site Plan Review #360, Land Filling & Regrading Application #512, James & Margaret Tweedy, 108 Nearwater Lane. Proposal to subdivide the subject property into three additional building lots; a coastal site plan review for development on proposed Lot #1, and to perform related site development activities within regulated areas.

HEARING CLOSED: 10/5/2021. DECISION DEADLINE: 12/10/2021.

Proposed Amendments to the Darien Zoning Regulations (COZR #6-2021) put forth by Baywater Housing Partners, LLC & Abilis, Inc. Proposal to amend Section 454(a) of the Darien Zoning Regulations relative the Town's Special Needs Housing Overlay Zone to make Special Needs Housing in Darien more inclusive by allowing occupancy by persons with developmental disabilities, but whose disabilities do not meet the technical definition of "intellectually disabled" as defined by Section 1-1g of the Connecticut General Statutes. The amendment would also provide for residency by an income-qualified employee (per Section 454(a)(1) of the Regulations) of a property's administrator to provide support to residents. The Special Needs Housing Overlay Zone is eligible to be applied to properties in residential zones (R-2, R-1, R-1/2, R-1/3, R-1/5) on lots that are at least 150 percent of the minimum lot area, but not less than three-quarter acre (32,670 square feet). Maximum density is twelve dwelling units located within two or more buildings, with not more than six units per building. *HEARING CLOSED: 10/12/2021. DECISION DEADLINE: 12/17/2021.*

Coastal Site Plan Review #363, Flood Damage Prevention Application #169-A, Land Filling & Regrading Application #55-A, John Daileader, 32 Plymouth Road. Proposal to construct elevated terrace areas, a swimming pool, spa, and pool house directly adjacent to the rear of the existing residence with associated stormwater management; and to perform related site development activities within regulated areas.

Approval of Minutes

September 28, 2021

Any Other Business (Requires two-thirds vote of Commission).

Next upcoming Meetings—November 9, and 16, 2021.

Meeting of November 2, 2021 has been cancelled.

PUBLIC HEARING

Proposed Amendments to the Darien Zoning Regulations (COZR #8-2021), Amendments to Business Site Plan Application #295, Special Permit Application #294, Land Filling and Regrading Application #401, Noroton Heights Shopping Center, Inc., 346 Heights Road. Proposal to amend Sections 743 and 746 of the Darien Zoning Regulations to permit Child Care Centers by Special Permit and to allow 3-bedroom residential units up to 2,000 square feet in floor area in the Noroton Heights Business (NH) Zone. Amend the applicant's previous proposal to demolish the existing buildings on the site and construct two new mixed-use buildings, including the construction of an above ground parking structure; reconfigure the parking and internal traffic circulation; create new/modified internal public plaza spaces; and perform related site development activities. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone. The proposed zoning regulation amendments are on file and available for review in the Town Clerk's Office, the Planning & Zoning Office, and online at: darienct.viewpointcloud.com.

Special Permit Application #170-C, Noroton Heights Shopping Center, Inc., Goddard School, 346 Heights Road. Proposal to establish a new 11,276+/- square foot Child Care Center within the new Noroton Heights Shopping Center project to be constructed at 346 Heights Road. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone.

ADJOURN.